



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

December 1, 2021

Andre Scott
Willco Properties, LLC.
7625 Laurel Leaf Drive
Potomac, MD 20854

Re: 34th Street, SE- Lot 0111, Square 5511 - Zoning Confirmation (22-Z-PDRM-00044)

Dear Mr. Scott:

This letter will confirm the substance of the PDRM with my staff on November 18, 2021. As presented during the meeting, the subject property currently is a vacant record lot, and is located within the R-1-B Zoning District. The lot is located along the east side of 34th Street SE between Massachusetts Ave SE and N St SE. Detached single-family dwellings are located on adjacent lots north and south of the property.

The project proposes to construct a new, single-family detached dwelling on the subject lot. As discussed, I confirm the project's compliance with respect to the zoning criteria under 11 DCMR as follows:

Applicable Zoning Criteria Analysis

Criteria	DCMR Reference	Allow./Req.	Provided
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Principal Building

The proposed use is a new single-family detached dwelling located along 34th Street, SE.

Lot Dimensions	<i>11 DCMR D-302.1</i>	5,000 sf	7,500 SF
(area and width)		50 feet	75.0 feet

The subject lot conforms with the minimum required lot dimensions (lot area and lot width) as noted per the above referenced standards.

Building Height	<i>11 DCMR D-303.1</i>	40 feet	No drawings provided
		3 stories	No drawings provided

Pursuant to *11 DCMR B-308.2* building height is measured as follows: The building height measuring point (BHMP) shall be established at the adjacent natural or finished grade, whichever is the lower in elevation, at the mid-point of the building façade of the principal building that is closest to a street lot line. For any excavations projecting from the building's façade other than an exception to grade as defined at Subtitle B § 100.2 the elevation of the midpoint of a building façade shall be the equivalent of the lowest such elevation; excluding existing driveways adjacent to the midpoint(s) directly connecting a garage and public right of way.

Lot Occ.	<i>11 DCMR D-904.1</i>	40%	No drawings provided
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At grade patios, walls, driveways, pools, etc. do not count. House, covered patios/porches, elevated (>4' above adjacent grade) patios/terraces, etc. count. Terraces and retaining wall elevated areas connected to the house (>4' above adjacent grade) count.

The maximum permitted building area for this subject property is 3,000 SF.

Front Yard	<i>11 DCMR D-305.1</i>	Low Range – 14.95 ft.	No drawings provided
Setback Range		High Range – 40.32 ft.	No drawings provided

As was discussed, in the R-1-B Zoning District, the front setback shall be provided within the range of existing front setbacks of all residential buildings on the same side of the street in the block where the building is proposed.

The low front setback range is Lots 74/75 – 1120 34th St SE at 14.95 feet. The high front setback range is Lot 110 – 1210 34th St SE at 40.32 feet.

Rear Yard	<i>11 DCMR D-306.1</i>	25 ft.	No drawings provided
Side Yard	<i>11 DCMR D-206.2</i>	8 ft.	No drawings provided
Pervious Surf.	<i>11 DCMR D-308.1</i>	50% min. (3,000 SF)	No drawings provided

Pervious surface includes pervious pavement, lawn areas, decks over grade that do not preclude the infiltration of water into the soil below, and green roofs.

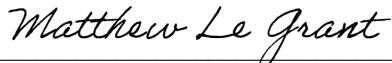
Parking

Pursuant to *11 DCMR C-711.5*, a single-family dwelling would require the provision of at least one (1) off-street vehicle parking space. The lot has an unimproved 15-foot wide (paper) alley at the rear of the lot.

As the lot does not have access to an open, improved, and public alley with a right of way of ten feet (10 ft.) width minimum, vehicle parking shall not be required pursuant to *11 DCMR 702.4*.

I have reviewed the attached exhibit (Subdivision Plat), and concur that the subject record lot is a buildable lot, and construction of a single-family dwelling is permitted if it complies with the applicable Zoning Regulations for the R-1-B Zoning District and 11 DCMR.

Accordingly, when the building permits are filed for, I will approve permits consistent with the above presented zoning criteria and compliance information. Please let me know if you have any further questions.

Sincerely, 
 Matthew Le Grant
 Zoning Administrator

Attachment – Subdivision Square 5511 (Recorded on 6 August 1962)

Zoning Technician: Shawn Gibbs

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore, this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.